

September 24, 2020

Ms. Mary Young, Director
Westport Planning & Zoning Department
110 Myrtle Avenue Town Hall
Westport, CT 06880

Subject: 270 Saugatuck Avenue CAM Site Plan / Special Permit Application

Dear Ms. Young:

It looks like after a number of attempts our client Bill Sweedler, a Westporter is purchasing the historic office building at 270 Saugatuck Avenue where he plans to house one of his businesses. Not only will it add new life to the office building that was preserved utilizing sect 32-18 of the P&Z Regulations for historic structures in 2017. Mr. Sweedler will also be bringing nearly 40 new employees to Town.

On July 21, 2020 we submitted a Coastal Area Site Plan and a Special Permit Application for the property to request a modification to our original Special Permit/Site Plan approval No. 17-015 to allow for 14 additional parking spaces beyond the 26 spaces approved in 2017. I am writing now to ask that you include a request to allow for the additional coverage created by the additional parking spaces. It is in the chart on our plans but wanted to clarify that we are asking for relief of the allowable coverage under section 32-18 Historic Structure. The coverage approved in 2017 was 16,155 sf/37%, the coverage we are seeking in the current proposal is 19,609 sf/45%.

In our original application and subsequent approval, we requested and received an approval for a reduction in the required parking spaces from 37 required to 26 spaces. We are now requesting that we be allowed to construct 14 additional spaces to 40 spaces on the site to accommodate Mr. Sweedler's employees.

I have included a chart we prepared in 2017 that explains how the parking spaces were calculated the parking spaces. We are seeking an additional 3 spaces to accommodate what Mr. Sweedler anticipates will be needed to accommodate his employees.

Pursuant to our conversation the following is a brief history of the original proposal and subsequent approval for the project that included subject office building and the 3 residential lots to the rear of the building.

The site is 4.0 acres situated in the Residence AA Zone located on the western side of Saugatuck Avenue. The office building that is the subject of our application once housed the Eno Foundation owned by William Phelps Eno. Mr. Eno was a Westport businessman who was known as the "Father of Traffic". The Foundation was endowed in 1921, the Foundation building was constructed in 1950. Some of his innovations included the stop sign, the pedestrian crosswalk, and the traffic circle. His traffic institute was located in this building.

At the time of the 2017 application the building was offices for an advertising agency who maintained the building in its original condition. At the rear of the property were 2 small single family dwellings and 2 garages.

All of the structures were located on the 4.0 acre parcel. The parking for the office building approximately 35 spaces was located behind the office building and entered and exited from Eno Lane. The westerly portion of the property contains an area of wetland the abuts the Aspetuck Land Trust Property.

The owners, the O'Halloran family decided to sell the property but wanted to preserve the building and potentially subdivide the land for residential dwellings. In order to preserve the building and create a residential subdivision we utilized the "Open Space" subdivision regulation. In the Open Space subdivision regulation, one is allowed to reduce the lot size from what is required in the zone where the land is to the next lower zone/lot size. In this case the property was in the Residence AA Zone (1 acre min.) lots to ½ acre lots for the new homes and 1 acre for the office building. The balance approximately 1.28 acres was set aside as open space.

In order to preserve the office building we utilized the section 32-18 "Historic Structure" of the Planning & Zoning Regulations. This allowed for the coverage to be greater than the 25% allowed in this zone. It allowed for less parking spaces than what would normally be required (250 sf of office/sp.).

After the approvals were granted the residential lots, we sold to a developer who built 3 single family dwellings. The new homes are accessed by a common driveway from Eno Lane. The parking to serve the office building, the 26 spaces were relocated to the new lot that contained the office building and now accessed from Saugatuck Avenue.

The 3 new home are served by sanitary sewer and public water. The office building is served by an existing onsite sewage disposal system but there is a sanitary sewer lateral connection available to the office building. The Westport Weston Health District confirmed at the time of our original applications and approval that the onsite sewage disposal system was adequate in working condition to accommodate the office building. The office building is served by public water.

Thank you again for all your efforts on our behalf. I think it is wonderful that a Westport native is bringing one of his businesses to Westport and preserving one of Westport's more significantly historic buildings. Please contact me on 203-454-2110, ext. 150 or at promano@landtechconsult.com if you have questions or require any further clarification.

Very truly yours,
LANDTECH



Pete Romano, Principal

Enclosures
C: W. Sweedler
E. Bernheim